



## 2006 General Plan Land Use and Text Amendments - Spring Hearing (page 1 of 3)

Last Updated  
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City of San Jose Department of Planning, Building and Code Enforcement

File Number	Location Description	Existing GP Designation	Proposed GP Designation	Staff Recommendation	Planning Commission Recommendation	Planning Commission Date	Planning Commission Vote	Council Action	Council Vote	City Council Date	Owner/ Applicant	Project Manager	Environmental Status
<b>District 2</b>													
GP03-02-05 / GPT03-02-05	Area generally bounded by Monterey Highway to the northeast, State Route 85 to the south, and Manassas Road to the northwest, otherwise known as the iStar property (74 acres)	Industrial Park	Mixed Use with No Underlying Designation 1. Add text to the list of SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS of the General Plan Urban Design policies. Chapter IV Community Development, Urban Design, Page 74. "At a site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest, the maximum building height is 120 feet." 2. Add text to the Mixed Use Inventory Table, Appendix F. Map Reference Number: MU #18; Location: Generally Bounded by Monterey Highway, State Route 85, and Manassas Road; Amendment File Number: GP03-02-05/GPT03-02-05; Use Mix: Industrial Park on 32 acres (+/-); General Commercial on 42 acres (+/-); Use Intensity Range: A minimum of 500,000 sq. ft., A maximum of 450,000 sq. ft.	Mixed Use with No Underlying Designation 1. Add text to the list of SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS of the General Plan Urban Design policies. Chapter IV Community Development, Urban Design, Page 74. "At a site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest, the maximum building height is 120 feet." 2. Add text to the Mixed Use Inventory Table, Appendix F. Map Reference Number: MU #18; Location: Generally Bounded by Monterey Highway, State Route 85, and Manassas Road; Amendment File Number: GP03-02-05/GPT03-02-05; Use Mix: Industrial Park on 32 acres (+/-); General Commercial on 42 acres (+/-); Use Intensity Range: A minimum of 500,000 sq. ft., A maximum of 450,000 sq. ft.	Mixed Use with No Underlying Designation 1. Add text to the list of SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS of the General Plan Urban Design policies. Chapter IV Community Development, Urban Design, Page 74. "At a site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest, the maximum building height is 120 feet." 2. Add text to the Mixed Use Inventory Table, Appendix F. Map Reference Number: MU #18; Location: Generally Bounded by Monterey Highway, State Route 85, and Manassas Road; Amendment File Number: GP03-02-05/GPT03-02-05; Use Mix: Industrial Park on 32 acres (+/-); General Commercial on 42 acres (+/-); Use Intensity Range: A minimum of 500,000 sq. ft., A maximum of 450,000 sq. ft.	June 05, 2006	(6-0-0)	Mixed Use with No Underlying Designation 1. Add text to the list of SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS of the General Plan Urban Design policies. Chapter IV Community Development, Urban Design, Page 74. "At a site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest, the maximum building height is 120 feet." 2. Add text to the Mixed Use Inventory Table, Appendix F. Map Reference Number: MU #18; Location: Generally Bounded by Monterey Highway, State Route 85, and Manassas Road; Amendment File Number: GP03-02-05/GPT03-02-05; Use Mix: Industrial Park on 32 acres (+/-); General Commercial on 42 acres (+/-); Use Intensity Range: A minimum of 500,000 sq. ft., A maximum of 450,000 sq. ft.	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	iStar San Jose / iStar San Jose, Gerry De Young	Jeff Roche	Environmental Impact Report certified by Planning Commission March 22, 2006. City Council Resolution of Overriding Considerations adopted June 20, 2006.
GP05-02-04	Generally at the northeasterly quadrant of the intersection of Piercy Road and Tennant Avenue on a southerly 9.7-acre portion of a 14.3-acre parcel.	Non-Urban Hillside	Medium Low Density Residential (8 DU/AC) on 8.4 acres, Private Open Space on 1.29 acres, and inclusion of approximately 4.75 acres within City's Urban Service Area.	Low Density Residential (5 DU/AC) on 8.4 acres, Private Open Space on 1.29 acres, and inclusion of approximately 4.75 acres within City's Urban Service Area.	No Change to the General Plan	June 05, 2006	(6-0-0)	Medium Low Density Residential (8 DU/AC) on 8.4 acres, Private Open Space on 1.29 acres, and inclusion of approximately 4.75 acres within City's Urban Service Area.	(8-2-1; Chavez and LeZotte opposed, Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Tarramac, Inc./ Richard Denman	Bill Scott	Mitigated Negative Declaration
UGB05-001	Generally at the northeasterly quadrant of the intersection of Piercy Road and Tennant Avenue (4.75 acres)	Non-Urban Hillside	Minor modification of the Urban Growth Boundary to include approximately 4.75 acres of unincorporated territory.	Minor modification of the Urban Growth Boundary to include approximately 4.75 acres of unincorporated territory.	No Change to the General Plan	June 05, 2006	(6-0-0)	Minor modification of the Urban Growth Boundary to include approximately 4.75 acres of unincorporated territory.	(8-2-1; Chavez and LeZotte opposed, Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Tarramac, Inc./ Richard Denman	Bill Scott	Mitigated Negative Declaration
GP06-02-01	Southeasterly side of Silver Creek Valley Road, and the south terminus of Fontanosos Way (4.4 acres)	Industrial Park	Combined Industrial/Commercial	Combined Industrial/Commercial	Combined Industrial/Commercial	May 24, 2006	(5-0-1; Platten absent)	Combined Industrial/Commercial	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	WTA Silver Creek, LLC / Shamrock Investments	Ben Corrales	Addendum to the EIR for the Edenvale Redevelopment Project

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<b>District 3</b>													
GP05-03-02	North side of Campbell Avenue, approximately 2,000 feet northwesterly of Newhall Street on 4.6 acres of a 5.13-acre parcel (0.53 acres are in City of Santa Clara)	Light Industrial	High Density Residential (25-50 DU/AC)	High Density Residential (25-50 DU/AC)	High Density Residential (25-50 DU/AC)	June 05, 2006	(4-2-0; Levy and Zito opposed)	High Density Residential (25-50 DU/AC)	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Si Xiv/ Tim Steele, Sobrato Development	Michelle Stahlhut	Mitigated Negative Declaration
GP05-03-05	Westerly side of North 10th Street, and the easterly side of North 7th Street between Commercial and Hedding Streets approximately 900 feet northwesterly of Hedding Street (23 acres)	Light Industrial	High Density Residential (25-50 DU/AC)	Consider early denial or continue processing.	Light Industrial (No Change to the General Plan/Denial of proposed amendment)	May 24, 2006	(3-2-1; Pham and Campos opposed, Platten absent) Negative recommendation pursuant to SJMC 18.08.100.	Continue processing.	(7-3-1; Gonzales, LeZotte, Williams, opposed; Chirco absent)	June 20, 2006	Goodwill Industries/ Charles W. Davidson Co., Dal Properties LLC, William Lyon Homes	Allen Tai	Incomplete
<b>District 4</b>													
GP05-04-03	East side of Oakland Road, approximately 700 feet south of Calle Artis (2080 and 2090 Oakland Road) (2.66 acres)	Heavy Industrial	Heavy Industrial with Mixed Industrial Overlay	Heavy Industrial (No Change to the General Plan)	Heavy Industrial (No Change to the General Plan)	May 24, 2006	(4-0-1-1; Platten absent, Dhillon abstained)	Heavy Industrial with Mixed Industrial Overlay	(7-4; Gonzales, Lezotte, Chirco and Pyle opposed)	June 13, 2006 tentatively approved; final resolution June 27, 2006	Clker Revokable Trust / Bible Way Christian Center	Meera Nagaraj	Mitigated Negative Declaration
GP06-04-02	Southwest corner of East Brokaw Road and Old Oakland Road (27.4 acres)	Industrial Park on 11.8 acres and Industrial Park with Mixed Industrial Overlay on 15.4 acres	Neighborhood/Community Commercial on 6 acres and High Density Residential (25-50 DU/AC) on 21.4 acres	Consider early denial or continue processing.	Continue processing.	May 24, 2006	(4-0-1-1; Platten absent, Dhillon abstained)	Continue processing.	(11-0-0)	June 13, 2006	Markovits and Fox, Inc/The Riding Group)	Allen Tai	Incomplete
<b>District 5</b>													
GP05-05-01	East side of South King Road, approximately 300 feet northerly of East San Antonio Street (0.6 acres)	Medium Density Residential (8-16 DU/AC)	Neighborhood/ Community Commercial	Neighborhood/ Community Commercial	Neighborhood/ Community Commercial	June 05, 2006	(6-0-0)	Neighborhood/ Community Commercial	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Toan & Tammy Nguyen / Erik Schoennauer	Jenny Nusbaum	Mitigated Negative Declaration
<b>District 6</b>													
GP05-06-04	South side of Campbell Avenue, approximately 850 feet westerly of Newhall Street (2.67 acres)	Light Industrial	Medium High Density Residential (12-25 DU/AC)	Medium High Density Residential (12-25 DU/AC)	Medium High Density Residential (12-25 DU/AC)	June 05, 2006	(4-2-0; Levy and Zito opposed)	Medium High Density Residential (12-25 DU/AC)	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Cobalt Associates/ Santa Clara Development	Jenny Nusbaum	Mitigated Negative Declaration
<b>District 8</b>													
GP05-08-02	Southwest corner of Capitol Expressway and Tully Road 1.4 acre-portion of an approximately 7-acre parcel.	Industrial Park	Regional Commercial	Regional Commercial	Regional Commercial	May 24, 2006	(5-0-1; Platten absent)	Regional Commercial	(7-3-1; (Reed, LeZotte, and Pyle, opposed; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	General Growth Properties, LLC / Rayjar Properties	Ben Corrales	Mitigated Negative Declaration



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<b>GP04-T-02</b>	Area bounded by Asbury Street to the north, North First Street to the east, East Taylor Street to the south, and Miller Street to the west (Taylor Towers)	Amend the text to allow maximum allowable building height of 200 feet above ground level.	Amend the text to allow maximum allowable building height of 200 feet above ground level.	Amend the text to allow maximum allowable building height of 200 feet above ground level.	May 24, 2006	(4-0-2); Pham and Platten absent	Amend the text to allow maximum allowable building height of 200 feet above ground level.	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Barry Swenson/ Vendome Place One, LLC/	Dionne Early	Mitigated Negative Declaration
<b>GP06-T-02</b>	Citywide	Amend the San José 2020 General Plan text related to Single-Room Occupancy Living Units and Single-Room Occupancy Residential Hotels (SROs) to align more closely with references to SROs in the General Plan Housing Element and other adopted City policy documents and ordinances.	Amend the San José 2020 General Plan text related to Single-Room Occupancy Living Units and Single-Room Occupancy Residential Hotels (SROs) to align more closely with references to SROs in the General Plan Housing Element and other adopted City policy documents and ordinances.	Amend the San José 2020 General Plan text related to Single-Room Occupancy Living Units and Single-Room Occupancy Residential Hotels (SROs) to align more closely with references to SROs in the General Plan Housing Element and other adopted City policy documents and ordinances.	June 05, 2006	6-0-0	Amend the San José 2020 General Plan text related to Single-Room Occupancy Living Units and Single-Room Occupancy Residential Hotels (SROs) to align more closely with references to SROs in the General Plan Housing Element and other adopted City policy documents and ordinances.	(10-0-1; Chirco absent)	June 20, 2006 tentatively approved; final resolution June 27, 2006	Various/ City of San Jose	Jenny Nusbaum	EIR Resolution No. 65459.
<b>GP06-T-03</b>	Citywide	Amend the text to allow up to 300 high pressure sodium lights along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.	Amend the text to allow up to 300 high pressure sodium lights along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.	Amend the text to allow up to 300 high pressure sodium lights along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.	June 05, 2006	6-0-0	Amend the text to allow up to 300 high pressure sodium lights along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.	(11-0-0)	June 27, 2006	Various/ City of San Jose	Jenny Nusbaum	Mitigated Negative Declaration